

## SECTION C - FINANCIAL

### PART III - UTILITY ALLOWANCE INFORMATION

Utility of Service	Type of Utility (gas, elec.)	O=Owner Pd T=Tenant Pd	Bedroom Size:				
			0-bdrm	1-bdrm	2-bdrm	3-bdrm	__Bdrm
Heating							
Air Conditioning							
Cooking							
Other Electricity							
Hot Water							
Water							
Sewer							
Trash							
Other							
<b>Totals</b>							
Source of Utility Allowance			_____				
Effective date			_____				

## SECTION C - FINANCIAL

### PART IV - RENT AND FORECASTED INCOME - Year 1

(a) Number of Bedrooms	(b) Number of Units	(c) Gross Rent	(d) Utility Allowance	(e) Tenant Paid Rent (c - d)	(f) Total Monthly Rent (b * e)	(g) Median Income Targeted (ie 50%,60%)	(h) Average Sq. Ft. Per Unit

Subtotal - Gross Monthly Income

less Vacancy Factor

Other Project Income(monthly)

Total Forecasted Monthly Income

Total Forecasted Annual Income

**Projected Annual Percentage Increase in Income:**

**/ monthly**

**/ yearly**

## SECTION C - FINANCIAL

### PART V - ANNUAL OPERATING EXPENSES

#### 1. Administrative:

Advertising	
Management	
Legal/Partnership	
Accounting/Audit	
Other	
<b>Total Administrative</b>	

#### 2. Operating:

Fuel	
Lighting & Misc Power	
Water/Sewer	
Gas	
Trash Removal	
Payroll/Payroll Taxes	
Insurance	
Other	
<b>Total Operating</b>	

#### 3. Maintenance:

Decorating	
Repairs	
Exterminating	
Ground Expense	
Snow Removal	
Other	
<b>Total Maintenance</b>	

#### 4. Taxes

Real Estate Taxes	
Other	
<b>Total Taxes</b>	

#### 5. Total Operating Expenses

#### 6. Annual Replacement

Reserves

#### 7. GRAND TOTAL EXPENSES

Projected Annual Percentage Increase in Operating Expenses:

## SECTION C - FINANCIAL

### PART VI - 15 YEAR OPERATING PRO-FORMA

Year	Rent (Income) (projected increase)	Operating Expenses	Replacement Reserve	Net Income Available for Debt Service	Debt Service	Net Cash Flow	Debt Coverage Ratio*
1						#VALUE!	#VALUE!
2	#VALUE!	#VALUE!	#VALUE!	#VALUE!		#VALUE!	#VALUE!
3	#VALUE!	#VALUE!	#VALUE!	#VALUE!		#VALUE!	#VALUE!
4	#VALUE!	#VALUE!	#VALUE!	#VALUE!		#VALUE!	#VALUE!
5	#VALUE!	#VALUE!	#VALUE!	#VALUE!		#VALUE!	#VALUE!
10	#VALUE!	#VALUE!	#VALUE!	#VALUE!		#VALUE!	#VALUE!
15	#VALUE!	#VALUE!	#VALUE!	#VALUE!		#VALUE!	#VALUE!
*Debt Coverage Ratio = Net Income Available for Debt Service / Debt Service							